

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0228

Officer: Tracey Lunn

Date Received: 08/06/2026

Date:22/06/2026

Particulars of Development: Private menage for personal use only on current grassland. Not visible from roadside

Location of Development: The Barn Cotton Grange Farm Ellastone Road Winkhill

Conditional

Site Visit; 22/06/2026

Background;

The site is located approximately 300 metres from Ellastone Road (Road No. C0003), which is the nearest adopted highway. Ellastone Road is a Class C Road subject to a national speed limit of 60 mph.

Public Right of Way Cotton 9 runs along/through the site and meets with Cotton 10 and 67.

Description of Proposal;

Private menage for personal use only on current grassland. Not visible from roadside.

Comments on submitted information;

The proposal is for the construction of a menage. The menage will measure (25m x 40m) and will be constructed within an area of grassland to the southwest of Cotton Grange Farm. The location of the arena is shown in submitted drawing PL03 (Proposed Site Plan).

It is also noted in the Application Form it states that the proposed menage would be used for personal use only.

It is considered the proposal will not cause an increase in trip generation given it is for personal use only and therefore would not have a detrimental impact on the highway. I have no objection (Application number SMD/2026/0228) subject to the following condition:

The menage shall be restricted to the private use of the applicant and shall not be used for commercial purposes or special events.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority